André Fernandes

Tel: 351 912 939 081

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Preço: 2 250 000 €

4	4	✖	230 sqm	0 sqm	✔	2026

Ref. DSCALAF154 | Porto

PAULO DIAS NOVAIS 45 – Contemporary Exclusivity in the Most Prestigious Area of Porto

PAULO DIAS NOVAIS 45 is a contemporary residential condominium, developed on an 800 m² plot located between Rua Correia de Sá and Rua Paulo Dias Novais, just a few steps from Avenida da Boavista and 200 meters from Avenida Marechal Gomes da Costa.

This refined architectural project stands out for its elegant and modern design, seamlessly integrated into one of Porto's most prestigious and sought-after residential neighborhoods, where exclusivity, tranquility and urban sophistication meet.

The development comprises only 7 premium apartments — 1 two-bedroom, 5 three-bedroom, and 1 four-bedroom duplex penthouse featuring a private jacuzzi. With east–west orientation, all units enjoy excellent natural light and layouts designed to enhance comfort, functionality and contemporary living.

Created for residents who value living in the most exclusive residential area of Porto, Paulo Dias Novais 45 is surrounded by some of the city's most emblematic landmarks: Avenida Marechal Gomes da Costa, the City Park, Foz, the Catholic University, and several of Porto's top private schools.

AMI:

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The area benefits from an excellent public transport network, particularly the new MetroBus, ensuring quick and easy access to the Boavista roundabout, the city center, Foz, and the beaches.

The building includes an underground level with private parking boxes, offering 2 parking spaces per apartment for the T2 and T3 units, and 4 private spaces for the T4 duplex penthouse, guaranteeing comfort, security and discretion.

PAULO DIAS NOVAIS 45 redefines luxury living with contemporary elegance, offering an exclusive residential experience in one of Porto’s most desirable and distinguished neighborhoods.

Construction began at the end of 2024 and is scheduled for completion in the second half of 2026.

Payment Conditions:

20% at the Promissory Contract (CPCV)

15% upon Completion of the Structure

15% upon Completion of the Window Frames

50% at Deed (Final Contract)

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General features

- Refrigerator
- Kitchen: Hob, Oven, Fridge, Dishwasher, Washing machine, Exhaust
- Equipped kitchen
- Aluminum frames
- Jacuzzi
- Built year: 2026
- Outbuilding area (Ex. garage, etc): 173
- Views: City view, Urbanization view
- Lift
- Drive way
- Double glazing
- Main drainage
- Security door
- Mains water
- Terrace
- Parking places number: 2
- Microwave
- Air conditioning
- Heat pump
- Thermal insulation
- Proximity: Restaurants, City, Shopping, Hospital, Pharmacy, Public Transport, Schools
- Thermal acoustic window frames
- Private gross area: 119
- Gas: Main grid
- Floors: 2
- Video entry system
- Electric garage gate
- Central location
- Energetic certification: In process
- Balcony
- Garage
- Parking Space